

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

Westside Athletic Fields

571 Northwest McLean

November 2005



Prepared by

DMCG

Disability Management Consulting Group L.L.C.

2801 Jonquil Place

Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – Westside Athletic Fields – November 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

| Locations | | Structural Inconsistencies | Recommended Corrections/Modifications to Ensure Program Access | Criteria – L=low, M=medium, H=high | | | Supplemental Technical Information | | | Finalized Actions | | |
|---------------------------------|--|---|---|---|---------------|-----------------|------------------------------------|------------------|--|----------------------|----------------------|-------------------------------------|
| Location | Identified Issue | ADAAG Specifications | Recommended Correction | Priority (overall) | Public Access | Frequency - PWD | Photo # | Conceptual Costs | Support Information | Finalized Correction | Date to be Corrected | Date Completed (Include initial) |
| 4. Exterior Pedestrian Paths | An accessible path of travel does not exist leading to the Softball Concession Stand or Concession Stand Restrooms, due to dirt/grass surfaces. | 4.3.2 | At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. Create an accessible path (concrete, asphalt, rubber) of travel leading to these park features from accessible parking. | H | H | M | 5 | \$1,000 | ADAAG | | | |
| 5. Exterior Pedestrian Paths | An accessible path of travel does not exist leading from the northwest or eastside parking lots, due to dirt/grass surfaces, to any park amenities. | 4.3.2 | At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. Create an accessible path (concrete, asphalt, rubber) of travel leading accessible parking spaces to all accessible park features and elements. | H | H | M | 5 | \$1,000 | ADAAG | | | |
| 6. Exterior Pedestrian Paths | A steep cross slope exists on the pedestrian path of travel, located at the curb cut, which leads from the north side parking lot to the sidewalk level. | 4.3.7 | According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. At the existing curb ramp, since a turn is required to follow the path of travel, a steep cross slope exist on the path of travel measuring 3.1-degrees. Modify the top of the curb ramp so that a level landing exists, which is connected to the sidewalk, or otherwise ensure that no cross slope beyond 1:50 exists on the path of travel. | L | H | M | 1011 | \$700 | See Building Block 5 – Curb Ramps for additional ADAAG specifications. | | | |
| 7. Concession Stand | The concession counter is located too high at 40-inches. | 7.2 | ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches. | M | H | M | 5 | \$200 | ADAAG New ADAAG | | | |
| 8. Concession Stand - Restrooms | Braille signage does not exist at the entrance doors. | 4.1.3(16) 4.30.4 | ADAAG requires public restrooms to be designated with Braille, raised letters, and provided at the latch side of entrance doors, where restrooms are accessible. Provide ADAAG compliant signage at entrances. | L | H | M | 67 | \$100 | Signage Specifications for Permanent Rooms and Spaces | | | |

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| 9. Concession Stand - Restrooms | The interior of restrooms are totally inaccessible due to numerous barriers. | 4.23 | Inconsistencies include, but are not limited to, narrow stalls, no back grab bars at water closets, no insulated pipes under lavatories, lavatory aprons too low, toilet paper dispensers wrong locations, urinal too high, toilets not centered at 18-inches, etc. Modify both restrooms to comply with ADAAG specifications, if it is technically feasible to do so. Note: In new construction, ADAAG requires all public restrooms/bathing facilities to be fully accessible. However, this facility does not appear to be new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom/bathing facility may not need to be made accessible according to program access. | M | H | M | 343329 | \$6,000 | Restroom Figures – Building Blocks Lavatory Specifications | | | |
| 10. Baseball Stadium Seating | An accessible path of travel does not exist leading to the bleacher seating area due to steps and accessible wheelchair seating locations do not exist. | 4.1.3(19) | In places of assembly with fixed seating, accessible wheelchair locations shall comply with 4.33.2 , 4.33.3 , and 4.33.4 and shall be provided consistent with table at 4.1.3(19)(a) . At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Provide an accessible path to the seating area (without steps) and create an appropriate number of accessible wheelchair seating locations within the footprint of the seating area. | H | H | M | 1314 | \$3,000 | See Building Block 15 – Assembly Areas | | | |
| 11. Baseball Stadium Drinking Fountain | The drinking fountain, which serves the baseball stadium, is not hi-lo. | 4.15 4.1.3(10) | ADAAG 4.1 only addresses drinking fountains in reference to floors of a building or facility. Title II requires all programs and services to be accessible and usable. Drinking fountains are a service and therefore must be accessible. The number of drinking fountains that are required to be accessible in a park or play area setting is debatable, but we consider that at least one at this particular stadium should be fully accessible to individuals who use wheelchairs. Modify the existing fountain or provide a new hi-lo fountain, according to ADAAGG specifications to ensure drinking fountains, as a whole, are accessible. | M | H | M | 11 | \$700 | Building Block 7 – Drinking Fountains Sample hi-lo fountain in park setting | | | |

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| 12. Baseball Stadium Restrooms | A sloping surface leads to the women’s restroom entrance door. | 4.13.6 | ADAAG requires an approximate 3-foot by 5-foot level maneuvering area on the pull side of doors of this type. Modify this door to comply with ADAAG specifications. | M | H | M | 24 | \$500 | See Building Block 8 – Accessible Doors for more information regarding maneuvering space | | | |
| 13. Baseball Stadium Restrooms | A portion of the ceiling area in the men’s restroom is a protruding object. | 4.4 | Where objects protrude from walls or ceilings more than 4-inches and their leading edge is higher than 27-inches, but lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Provide a cane detectable area underneath the lowered ceiling or otherwise ensure protruding objects do not exit in this restroom, if it is technically feasible to do so. | M® | H | M | 20 | 1,000 | Building Block 2 – 27” to 80” zone | | | |
| 14. Baseball Stadium Restrooms | The interior of restrooms are totally inaccessible due to numerous barriers. | 4.23 | Inconsistencies include, but are not limited to, narrow stalls, no back grab bars at water closets, no insulated pipes under lavatories, toilet paper dispensers wrong locations, paper towel dispensers located too high, toilets not centered at 18-inches, etc. Modify both restrooms to comply with ADAAG specifications, if it is technically feasible to do so. Note: In new construction, ADAAG requires all public restrooms/bathing facilities to be fully accessible. However, this facility does not appear to be new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom/bathing facility may not need to be made accessible according to program access. | M | H | M | 19 21 26 | \$6,000 | Restroom Figures – Building Blocks Lavatory Specifications | | | |
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Westside Athletic Fields - Conceptual Cost Projections

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| Total | \$22,900 |
| Year One (Very High) | \$2,700 |
| Year Three (High) | \$5,000 |
| Year Five (Medium) | \$14,400 |
| Year Ten (Low) | \$800 |